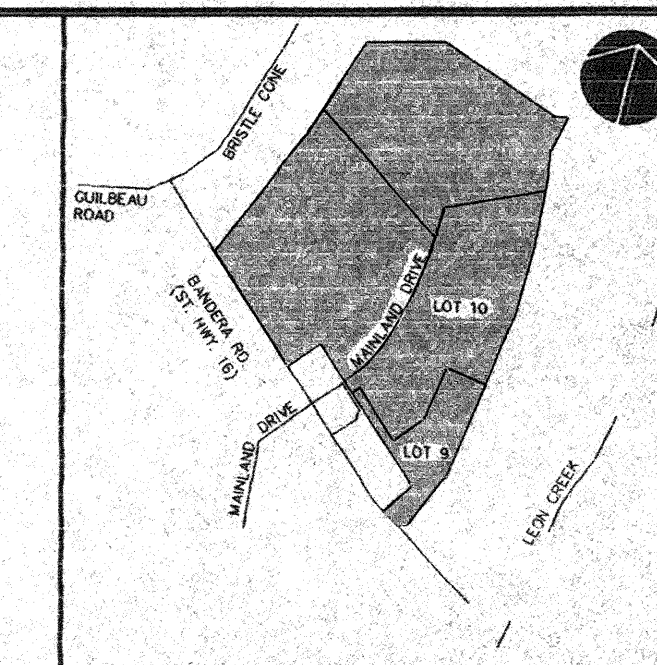
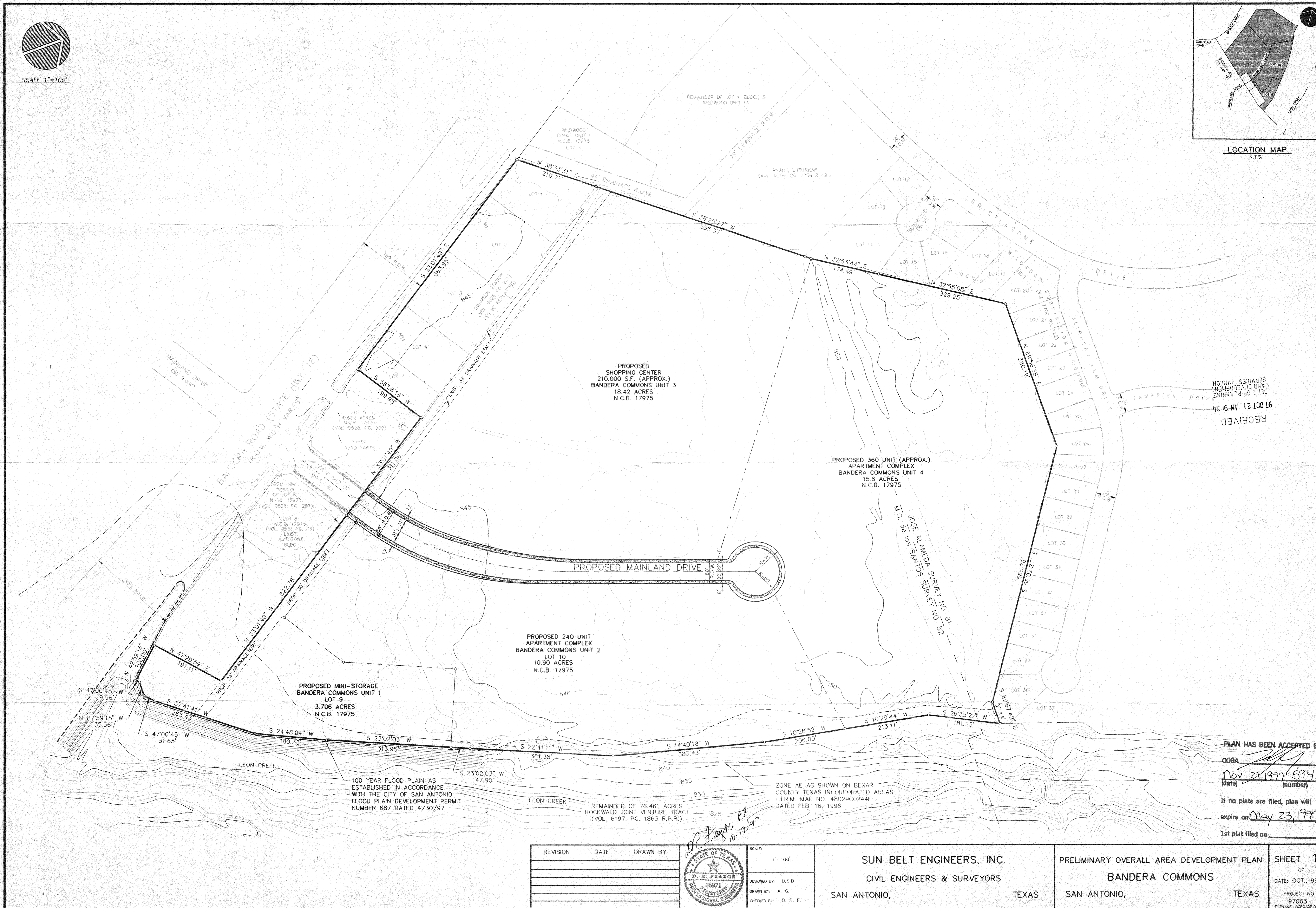


SCALE 1"=100'



LOCATION MAP
N.T.S.



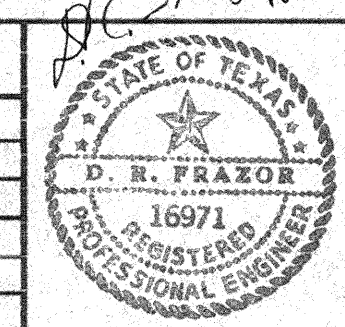
PLAN HAS BEEN ACCEPTED BY

COSA
Nov 21, 1997 594
(date) (number)

If no plats are filed, plan will
expire on May 23, 1999

1st plat filed on

REVISION	DATE	DRAWN BY



SCALE:
1"=100'
DESIGNED BY: D.S.D.
DRAWN BY: A.G.
CHECKED BY: D.R.F.

SUN BELT ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
BANDERA COMMONS
SAN ANTONIO, TEXAS
SHEET 1
OF 1
DATE: OCT., 1997
PROJECT NO. 97063
FILENAME: BCP04DF.DWG

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 10-21-97 Name of POADP: Bandera Commons
Owners: United Western Development Corp. Consulting Firm: Sun Belt Engineers, Inc.
Address: 203 E. Nakoma Address: 3211 Nacogdoches Rd.
San Antonio, Texas 78216 San Antonio, Texas 78217-3398
Phone: 524-9033 Phone: 655-6110
Existing zoning: R-3 and B-3 Proposed zoning: Commercial (Mini-Storage and Retail Center)
Residential (Apartment Complexes)

Texas State Plane Coordinates: X: 2,085,058 Y: 13,735,196

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: (4) ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>2</u>	<u>26.7</u>
Commercial and non-residential	<u>2</u>	<u>22.13</u>

Is there a previous POADP for this Site? Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name Swanson Station No. 940014

Name Bandera Commons Unit 1 No. 970464

Name Bandera Commons Unit 2 No. 970543

Contact Person and authorized representative:

Print Name: Jet Fellows Signature: Jet Fellows

Date: 10/15/97 Phone: 524-9033 Fax: 349-6452

RECEIVED
97 OCT 21 AM 9:33
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

BANDERA COMMONS SUBDIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: D. R. FRAZOR Signature: *D. R. Frazor P.E.*

10-15-97

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 7, 1997



PAGE 2 OF 2



CITY OF SAN ANTONIO

November 21, 1997

Jet Fellows
Sunbelt Engineers, Inc.
3211 Nacogdoches Road
San Antonio, TX 78217

Re: Bandera Commons

POADP # 594

Dear Mr. Fellows:

The City Staff Development Review Committee has reviewed Bandera Commons Subdivision Preliminary Overall Area Development Plan # 594. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 10.23.97
FROM: Elizabeth A. Carol; Planner II
ITEM NAME: Bendera Commons FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

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LAND DEVELOPMENT
SERVICES DIVISION

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. Flood Plain Requirements and
Drainage Easement will be require and
address during the platting process

Bud Sub VC SA Sr. Eng. Sub. 10-28-97
Signature Title Date

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1006214

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 10/23/1997
DUE DATE 10/23/1997

50-04-5573
ROCKWALD JOINT VENTURE 1
300 CONVENT STE 2600
SATX 78205

PHONE: 000 - 0000

POADP APPLICATION BANDERA COMMONS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 10/23/1997 INVOICE 1006214 ACCOUNT 50-04-5573 DUE DATE 10/23/1997 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018044-001	DEVELOPMENT PLAT	370.00

PAID - \$370.00 OCT 23 1997

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 10/22/1997 CK 0137
END 10/22/1997

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

WALD JOINT VENTURE I

IVENT ST., SUITE 2600
TONIO, TX 78205

0137

30-1614/1140

October 16, 97

THE CITY OF SAN ANTONIO
OF

\$ 370.00

EE HUNDRED SEVENTY AND NO/100-----

DOLLARS

TEXAS



(210) 695-4000

P.O. Box 682009

San Antonio, Texas 78268-2009

ROADP APPLICATION-Bandera

Commons

016142: 0137 004 9558"

C. J. Gause

SUN BELT ENGINEERS

MUNICIPAL ENGINEERS & SURVEYORS

3211 NACOGDOCHES ROAD • SAN ANTONIO, TEXAS 78217
(210) 655-6110 FAX (210) 655-3468

LETTER OF TRANSMITTAL

DATE 10-14-97	JOB NO. 97112
ATTENTION Eddie Guzman	
RE: Bandera Commons Subdivision	

TO Dept. of Planning
114 W. Commerce, P.O. Box 839966
San Antonio, Texas 78283-3966

GENTLEMEN:

WE ARE SENDING YOU HERewith THE FOLLOWING ITEMS:

- ☐ Shop drawings ☐ Prints ☐ Estimate ☒ Plans ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6	10-14-97		P.Q.A.D.P. For Bandera Commons Subdivision

RECEIVED
 97 OCT 15 AM 10:10
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ Revised as Requested ☐ _____
☐ Please acknowledge receipt and return one copy of Transmittal Letter.

REMARKS: _____

CC: JET FELLOWS
②

Thank You

SIGNED _____

Receipt is hereby acknowledged this _____ day of _____ 19____

SIGNED: _____

SUN BELT ENGINEERS

MUNICIPAL ENGINEERS & SURVEYORS

3211 NACOGDOCHES ROAD • SAN ANTONIO, TEXAS 78217
(210) 655-6110 FAX (210) 655-3468

LETTER OF TRANSMITTAL

DATE	JOB NO.
10-21-97	97112
ATTENTION	
Eddie Guzman	
RE:	
Bandera Commons Subdivision	

TO Dept. of Planning

114 W. Commerce, P.O. Box 839966

San Antonio, Texas 78283-3966

GENTLEMEN:

WE ARE SENDING YOU HERewith THE FOLLOWING ITEMS:

- ☐ Shop drawings ☐ Prints ☐ Estimate ☒ Plans ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6	10-21-97		Blue line copies of P.O.A.D.P for Bandera Commons Subdivision
1	10-21-97		P.O.A.D.P Application for Bandera Commons Subdivision
1	10-21-97		P.O.A.D.P Application Fee - \$370.00 (Check No. 0137)

THESE ARE TRANSMITTED as checked below:

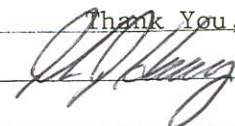
- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ Revised as Requested ☐ _____
☐ Please acknowledge receipt and return one copy of Transmittal Letter.

REMARKS:

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

cc: JetmFellows

SIGNED

Thank You,


Receipt is hereby acknowledged this _____ day of _____ 19____

SIGNED: _____

Elizabeth

TIA is OK for
Bandera Commons

ALG

11/21/97



CAPITOL
CEMENT

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Bandera Commons

near Bandera + Guibau

inside city

2 multifamily 26 Acres

2 com lots 22 Acres

4 phases

TIA

Drainage

Trees

TXDOT